

# 21,600 SF 20-ton Crane Ready Warehouse

1267 Cardiff Road (Lot 1) • Brookshire, TX 77423

**Available  
Now**



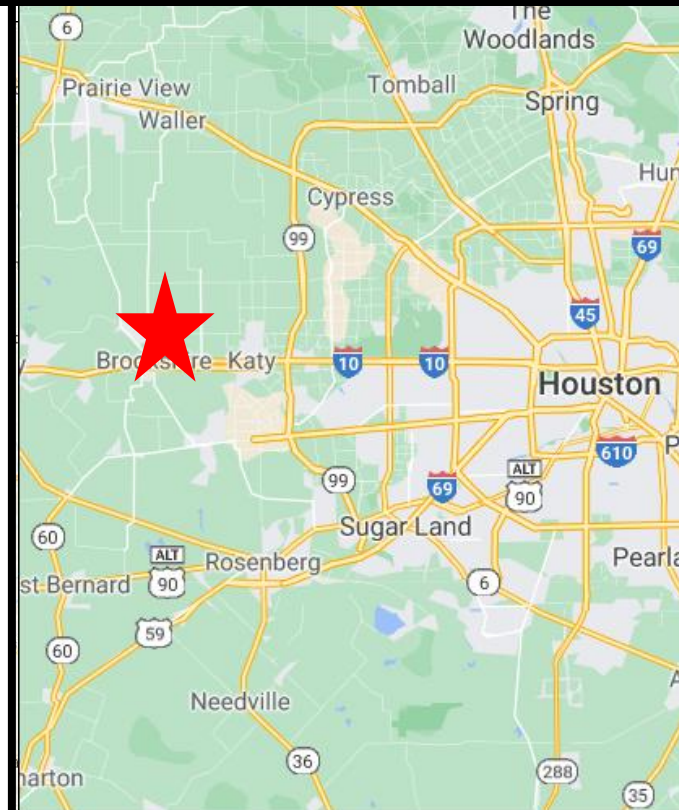
**For Lease Only: \$.80 / SF / month, NNN**

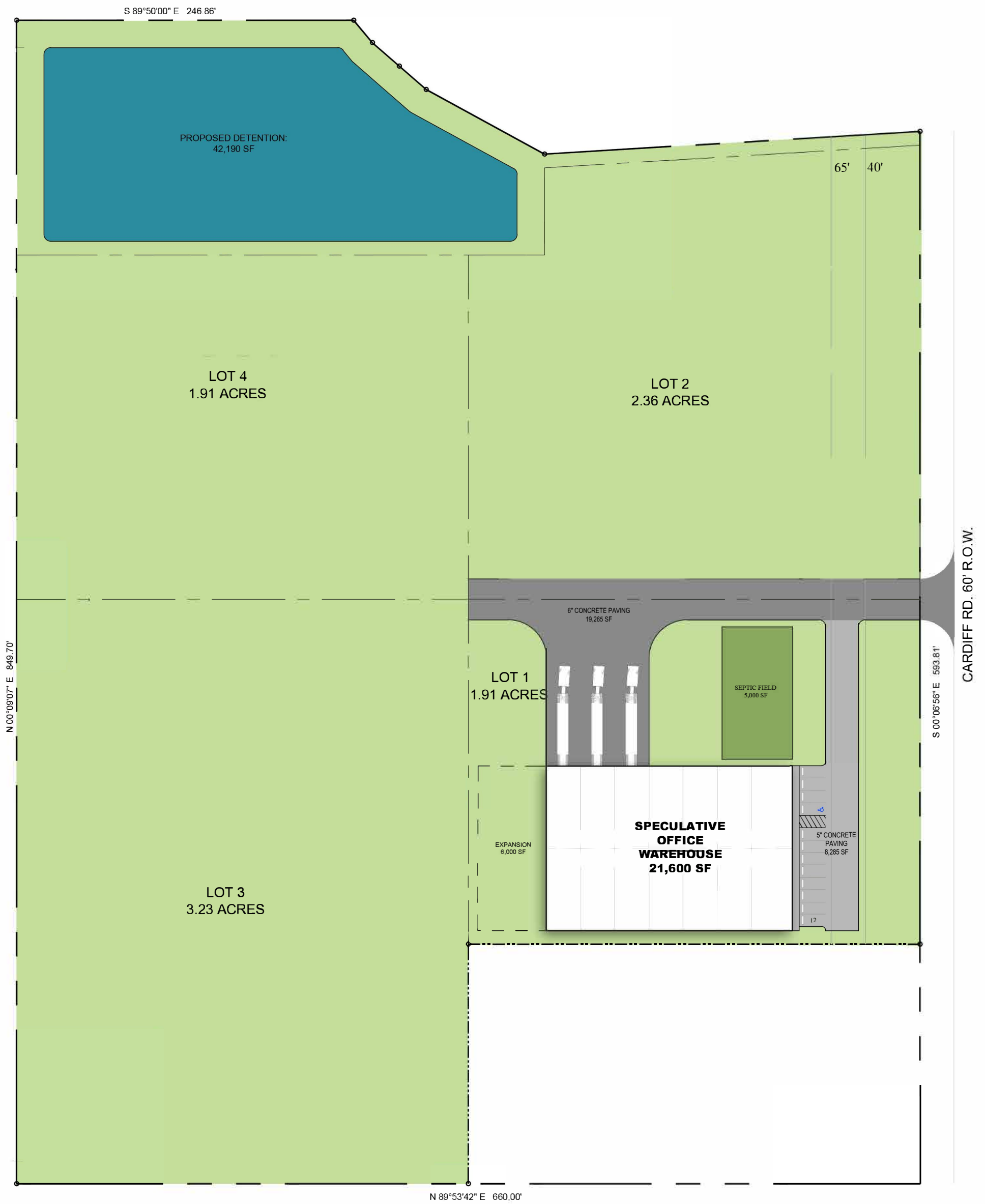
## Location:

- Just north of US 90 and I-10
- 2 mi E of Brookshire & 4 mi W of Katy

## Features:

- 21,600 SF Warehouse with 10% office
- Expandable to 30,000 SF
- Crane Ready to 20 tons (20' hook)
- 180' X 120' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- 3 roll up doors up to 16' X 16' including one truckwell doors
- 1.92 acre site net of shared detention
- Low annual tax rate of \$.02307
- Neighbors include Goya Foods, Amazon Igloo and Houston Executive Airport
- **OUTSIDE CITY LIMITS !!!**





**CARDIFF ROAD  
BROOKSHIRE TX, 77423  
LOT 1 - 1.91 ACRES**



<b>LOT 1</b>	
CRANE READY BUILDING:	21,600 SF
6" CONCRETE PAVING:	19,265 SF
5" CONCRETE PAVING:	8,285 SF
IRRIGATION FIELD:	5,000 SF
PARKING SPACES:	12
DETENTION POND:	42,190 SF



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ECONOMIC DEVELOPMENT PARTNERSHIP

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Harris  
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